





The Barn, Low Scales, Aspatria - CA7 3NE

£399,950 Freehold

A TRULY UNIQUE OPPORTUNITY, this exceptional property combines a beautifully converted three-bedroom barn with a fully equipped canine hydrotherapy facility, offering both lifestyle and business poten...

GRISDALES
PROPERTY SERVICES







NO ONWARD CHAIN... A truly unique opportunity not to be missed! This exceptional property combines a beautifully converted three-bedroom barn with a fully equipped canine hydrotherapy facility, offering the perfect blend of lifestyle and business potential. Whether you choose to continue the established business or simply enjoy the property and its fantastic facilities, the choice is entirely yours.

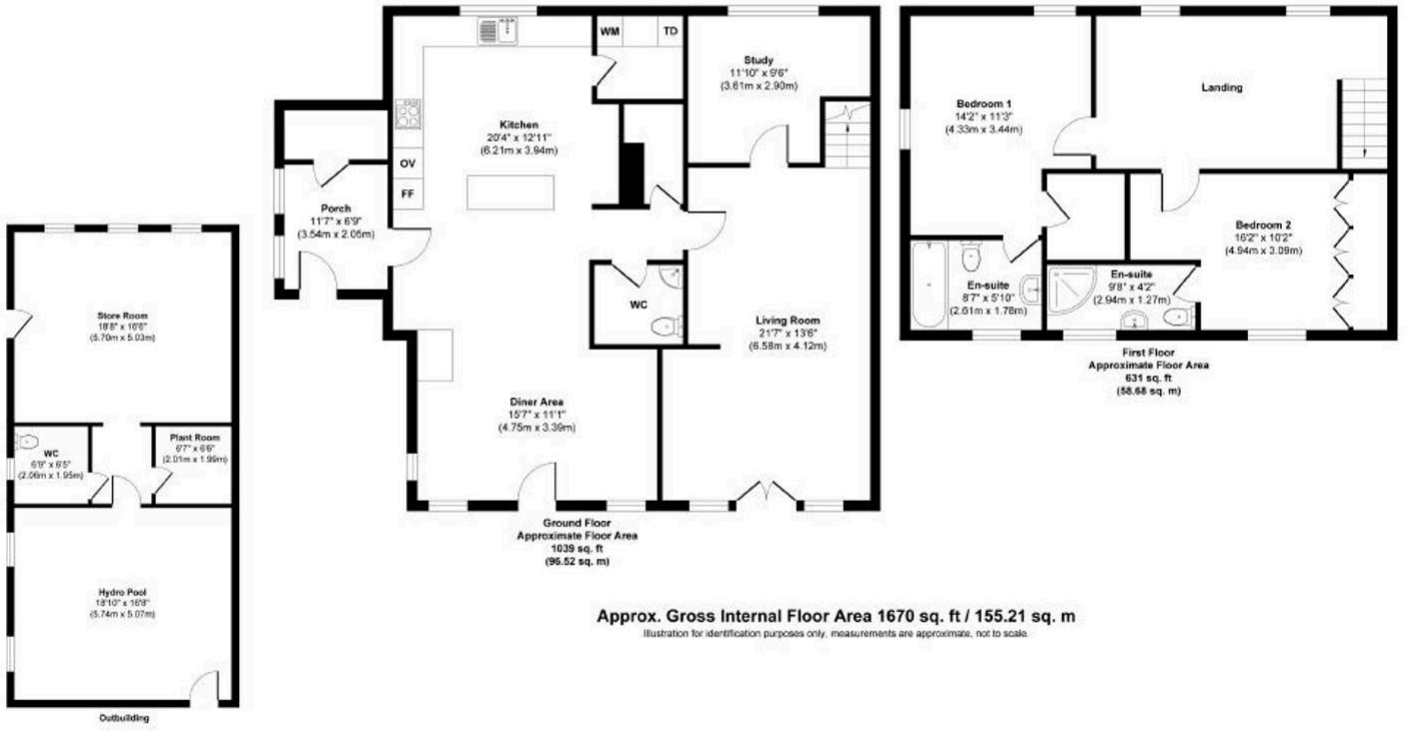
Completed in 2024, the barn has been thoughtfully renovated to create a bright and spacious home that effortlessly blends character and charm with contemporary style. Set within a generous plot, the property also benefits from gardens, ample parking, and useful external storage.

Complementing the home is a detached building, purpose-built for canine hydrotherapy, offering a rare opportunity to generate an additional income or adapt the space to suit your own needs. Whatever your vision, this remarkable property offers exceptional flexibility and an enviable rural lifestyle.





The Barn



Approx. Gross Internal Floor Area 1670 sq. ft / 155.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

You can include any text here. The text can be modified upon generating your brochure.







ESSENTIAL INFORMATION

Continue the business or simply enjoy the lifestyle – the choice is yours. The property comprises a three bedroomed, semi-detached barn conversion with garden and a canine hydrotherapy pool - Cumbria Canine Hydrotherapy Centre - an established business which has operated successfully on site for over 20 years. Currently run as a hobby business based on vet referrals and recommendations, but without advertising, there is much scope to expand as such facilities are few and far between in Cumbria. Whether you choose to continue the established business as a valuable additional income stream or transform it into the start of an exciting new venture, the opportunity is yours to make the most of.

OWNER'S COMMENTS

It has been a privilege to run CCHC since 2007. From Chihuahuas to Tibetan Mastiffs; disabled dogs to support dogs, getting to know them and building a rapport to help them live their best lives has been amazing. Whether swimming for rehabilitation or fun and fitness we have made a huge difference in the well being of so many lovely dogs, and that's immensely rewarding". Please see Grisdales for more information on the pool and business and we can also refer you to the website. Accounts are available.

WHAT YOU NEED TO KNOW

Oil central heating Double Glazing There is a septic tank for the house. There is a separate overflow tank for the pool.

THE BARN



GARDEN

Large outside space

OFF STREET

6 Parking Spaces

Off street parking to the rear- fabulous space for many cars



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D










BIG PACK
Kellogg's



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